

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY THAT THE  
ST. BOTOLPH STREET ELDERLY HOUSING PROJECT AREA IS AN ELIGIBLE  
URBAN RENEWAL AREA UNDER FEDERAL AND STATE LAW.

WHEREAS, the Boston Redevelopment Authority (hereinafter called the "Authority") is a public body corporate and politic duly organized and existing under Chapter 121 of the Massachusetts General Laws and having its usual place of business in the City of Boston, Massachusetts; and

WHEREAS, the Authority has undertaken and conducted surveys, studies and inspections of an area in the City of Boston known as the St. Botolph Street Elderly Housing Urban Renewal Project Area (hereinafter called the "Project Area") and described in Exhibit A attached hereto and made a part hereof in connection with the preparation of an Urban Renewal Plan therefor; and

WHEREAS, the Authority has after due and proper notice, held a public hearing with respect to the Project Area and at said hearing received and heard extensive evidence, views and opinions with respect to the Project Area and its conditions; and

WHEREAS, there was submitted to the Authority at this meeting an Application to the Department of Housing and Urban Development for Loan and Grant, which included a Project Area Report, referred to as Code No. R-212, describing the surveys and studies undertaken in the Project Area, the criteria used to determine the condition of structures in the Project Area; and

WHEREAS, there was also submitted to the Authority at this meeting a memorandum from the Development Administrator dated December 12, 1968, entitled "Eligibility of the St. Botolph Street Elderly Housing Urban Renewal Area"; and

WHEREAS, the Authority has considered and reviewed the afore-said evidence, views, opinions, Project Area Report, and memorandum, and other evidence and opinions as to the character and conditions of the Project Area submitted by members of the Authority's staff; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the character and conditions of the Project Area as described in said Project Area Report and said memorandum of December 12, 1968, do exist; and



2. That clearance and redevelopment are warranted under said Title I, as shown on Map 5 of said Application for Loan and Grant in that all five of the buildings (100%) are structurally substandard to a degree requiring clearance; and

3. That the following particular facts are found to exist:

- a. 100% of the 5 buildings in the Project Area are out or repair, physically deteriorated, or in need of major maintenance or repair as evidenced by -
  - 1) roof material, gutters, and flashing deteriorated or missing;
  - 2) flooring and stair material worn, loose or missing;
  - 3) floors warped and deteriorated;
  - 4) windows and doors deteriorated;
  - 5) chimney in need of pointing or replacement;
  - 6) evidence of dampness penetration in basement, and interior walls;
  - 7) lack of adequate fire protection; fire escapes broken;
  - 8) electrical service and wiring inadequate;
  - 9) sanitary facilities, heating system inoperable; and
- b. All of the 5 buildings (100%) in the Project Area contain building deficiencies in the form of deteriorating conditions because of defects not correctable by normal maintenance; and
- c. The Project Area contains more than two environmental deficiencies, as follows:

(1) Overcrowding or improper location of structures on land

Excessive land coverage is evidenced in that all of the buildings cover over 80% of their lot area, violate the yard requirements of the Zoning Code, and exceed the permitted floor ratio. Such overcrowding prevents, in some cases, adequate light and ventilation and does not allow for any on-site parking.

(2) Obsolete buildings unsuitable for contemporary uses

The majority of the buildings are over 70 years of age and are functionally obsolete. The existing layout of the buildings, the presence of extensive defects and the lack of elevators in all of the buildings make them unsuitable for improvement or conversion to elderly housing.

(3) Detrimental land use or conditions which adversely affect the surrounding neighborhood

All of the buildings have been vacant and unused for two years and their facilities have been extensively vandalized. Such vacancy and consequent lack of maintenance adversely affect nearby residential properties.

- d. The foregoing building and environmental deficiencies are present throughout the Project Area.

4. That the Project Area is a decadent area in that it is an area which is detrimental to safety, health, morals, welfare and sound growth of the Boston community because of the existence of buildings which are vacant and, under existing conditions, it is improbable that the buildings will be replaced; and because of inadequate light, air and open space, and because of excessive land coverage, and because of institutional nature of the ownership and irregular lot sizes, make it improbable that the area will be redeveloped by the ordinary operations of private enterprise; and the Project Area is a substandard area in that dwelling predominate which, by reason of dilapidation, overcrowding, faulty arrangements and design, lack of ventilation, light and sanitation facilities are detrimental to the safety, health, morals, welfare and sound growth of the community.



MEMORANDUM

December 19, 1968

TO: Boston Redevelopment Authority

FROM: Hale Champion, Development Administrator

SUBJECT: Eligibility of the St. Botolph Street Elderly  
Housing Urban Renewal Area

1245  
12/19

SUMMARY: This memorandum requests the Authority to determine the eligibility of the St. Botolph Street Elderly Housing Urban Renewal Area.

The undertaking of the St. Botolph Street Project requires the Authority's determination that the Project Area is eligible under both Federal and State law. The staff has conducted interior and exterior surveys of all five of the buildings in the Project Area, and has obtained and analyzed the information as set forth in the Project Area Report, Code R-212 of the Application for Loan and Grant - Part I.

As stated in the Project Area Report, all five of the buildings (100%) in the Project Area have been found to be deficient because of significant defects not correctable by normal maintenance, and three of the buildings (60%) within the clearance area are structurally substandard to a degree requiring clearance. These figures indicate clearly that federal standards of eligibility are met, both as to the area as a whole, and as to the clearance area.

The following conditions indicate that the Project Area is eligible under State Law:

1. Building Conditions:

Of the 5 buildings in the Project Area, all (100%) were found to be out of repair, physically deteriorated, or in need of major maintenance or repair; and 3 buildings (60%) were found to be structurally substandard to a degree requiring clearance as defined under applicable Federal regulations. In particular:

- a) 3 buildings (60%) have exterior walls cracked, broken, or deteriorated.
- b) 5 buildings (100%) have two or more of the following defects:



- 1) roof material, gutters, and flashing deteriorated or missing;
- 2) flooring and stair material worn, loose, or missing;
- 3) floors warped and deteriorated;
- 4) windows and doors deteriorated;
- 5) chimney in need of pointing or replacement;
- 6) evidence of dampness penetration in basement, and interior walls;
- 7) lack of adequate fire protection; fire escapes broken;
- 8) electrical service and wiring inadequate;
- 9) sanitary facilities, heating system inoperable.

2. Environmental Conditions:

a) Overcrowding or improper location of structures on the land:

Excessive land coverage is evidenced in that all of the the buildings cover over 80% of their lot area, violate the yard requirements of the Zoning Code, and exceed the permitted floor area ratio. Such overcrowding prevents, in some cases, adequate light and ventilation and does not allow for any on-site parking.

b) Obsolete buildings unsuitable for contemporary uses:

The majority of the buildings are over 70 years of age and are functionally obsolete. The existing layout of the buildings, the presence of extensive defects, and the lack of elevators in all of the buildings make them unsuitable for improvement or conversion to elderly housing.

- c) Detrimental land use or conditions which adversely affect the surrounding neighborhood:

All of the buildings have been vacant and unused for two years and their facilities have been extensively vandalized. Such vacancy and consequent lack of maintenance adversely affect nearby residential properties.

It is recommended that the Authority approve the eligibility of the St. Botolph Street Elderly Housing Urban Renewal Area. An appropriate Resolution is attached.

Attachment